

Industrial Development

At the present, Wayne County's economy is primarily based on agriculture and government sponsored activities, i.e. Seymour-Johnson Air Force Base, Cherry Hospital, and O'Berry Center. Both agricultural and governmental activities are expected to increase in the next 20 years, but their rates of growth will be small. Industrial growth in Wayne County has been relatively small in the past, but this is the segment of the county's economy in which the growth rate has increased rapidly in the past three years. It must increase many fold if the county is to better its citizens' standard of living and support the expected population increase by 1987.

The selection of prime industrial sites is of paramount importance to Wayne County's future. Some of the guidelines used in selecting industrial sites are as follows:

- (1) access to water and sewer service and other utilities.
- (2) access to major transportation facilities such as major highways, railroads, and airports for easy transport of raw materials and finished products.
- (3) large tracts of relatively

flat, well-drained land, reasonably priced,

- (4) proximity to desirable residential neighborhoods with easy access to the industrial site for the employees.

These four guidelines are by no means the only characteristics desired for industrial sites, but they are the most important ones. In addition, industrial sites should be selected so that they will be compatible with the surrounding land uses. Light industries can be located near residential or commercial land use because they are not considered offensive. But heavy industry should not be allowed in high density residential areas because of the noise, smoke, odor and traffic they produce.

The recent trend in Wayne County for new industrial locations has been outside of the urban areas, but close enough for the urban area to supply water service. This is true of Hevi-Duty, Burlington and Boling Chair. This trend is expected to continue throughout the planning period.

Most of the industrial sites selected for this Plan are located around Goldsboro and Mount Olive because of their ability to supply water and other amenities of urban living. South of Goldsboro between